

This instrument was prepared by LARRY L. HALCOMB
ATTORNEY AT LAW
(Name) 3512 OLD MONTGOMERY HIGHWAY
(Address) HOMEWOOD, ALABAMA 35209

1299
Bruce M. Ruder
2043 Club Road
Birmingham, AL 35244

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred seventy thousand and no/100 (\$ 170,000.00)

to the undersigned grantor, Mangrum Homes, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Bruce M. Ruder and Dianne E. Ruder

(herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in Shelby County, Alabama, to wit:

Lot 19, according to the Amended Map of Riverchase Country Club, Phase II, as recorded
in Map Book 8 page 59, in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to taxes for 1986.

Subject to restrictions, protective covenants, easements and agreement with Alabama
Power Company of record.

\$ 140,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEEES for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Erwin H. Mangrum
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of November 19 85

ATTEST:

Mangrum Homes, Inc.

By Erwin H. Mangrum
President

STATE OF ALABAMA
COUNTY OF JEFFERSON

1985 NOV 20 AM 11:23

I, Larry L. Halcomb, a Notary Public in and for said County in said
State, hereby certify that Erwin H. Mangrum,
whose name as President of Mangrum Homes, Inc.,
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being
informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation.

Given under my hand and official seal, this the 18th day of

November

Larry L. Halcomb
My Commission Expires 1/23/86

